

156.0

0004

0006.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

839,800 /

839,800

USE VALUE:

839,800 /

839,800

ASSESSED:

839,800 /

839,800

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
176		CEDAR AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MURNAGHAN SARAH ELIZABETH	
Owner 2:	
Owner 3:	

Street 1: 176 CEDAR AVE	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry: <input type="text"/>
Postal: 02476	Type: <input type="text"/>

PREVIOUS OWNER	
Owner 1: DONNELLY SHAWN COTTER & -	
Owner 2: DONNELLY MAEVE GRAYCE -	

Street 1: 176 CEDAR AVE	
Twn/City: ARLINGTON	
StProv: MA	Cntry: <input type="text"/>

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains 4,518 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Vinyl Exterior and 2576 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	8	Ledge
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	4518	Sq. Ft.	Site	0	80.	1.23	9									444,434						444,400	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4518.000	395,400		444,400	839,800		103998
Total Card	0.104	395,400		444,400	839,800	Entered Lot Size	GIS Ref
Total Parcel	0.104	395,400		444,400	839,800	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	326.01	/Parcel: 326.0	Land Unit Type:	Insp Date
							02/10/18

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	395,400	0	4,518.	444,400	839,800	839,800	Year End Roll	12/18/2019
2019	101	FV	288,300	0	4,518.	416,700	705,000	705,000	Year End Roll	1/3/2019
2018	101	FV	288,400	0	4,518.	344,400	632,800	632,800	Year End Roll	12/20/2017
2017	101	FV	288,400	0	4,518.	316,700	605,100	605,100	Year End Roll	1/3/2017
2016	101	FV	288,400	0	4,518.	288,900	577,300	577,300	Year End	1/4/2016
2015	101	FV	276,700	0	4,518.	283,300	560,000	560,000	Year End Roll	12/11/2014
2014	101	FV	258,700	0	4,518.	263,300	522,000	522,000	Year End Roll	12/16/2013
2013	101	FV	258,700	0	4,518.	250,500	509,200	509,200		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONNELLY SHAWN	73508-106	1	10/23/2019		822,000	No	No		
COVEL FRANCIS P	62539-320		8/28/2013		628,500	No	No		
	11367-300		8/1/1967			No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2019	1841	Redo Bat	20,500	C				

Date	Result	By	Name
12/26/2019	SQ Returned	JO	Jenny O
2/10/2018	Inspected	BS	Barbara S
1/20/2018	MEAS&NOTICE	HS	Hanne S
1/9/2009	Measured	372	PATRIOT
12/21/1999	Mailer Sent		
11/24/1999	Entry Denied	268	PATRIOT
11/24/1999	Meas. Denied	268	PATRIOT
1/1/1982		PS	

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

Total Card / Total Parcel

839,800 / 839,800

839,800 / 839,800

839,800 / 839,800



USER DEFINED

Prior Id # 1: 103998

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type:	05 - Garrison			Full Bath:	1	Rating:	Good	648-7731.													
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:															
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:															
Foundation:	1 - Concrete			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good														
Prime Wall:	4 - Vinyl			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good														
Color:	WHITE			A Kits:		Rating:															
View / Desir:				Fpl:	2	Rating:	Good														
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:															
Grade:	C - Average			<b>CONDOS INFORMATION</b>																	
Year Blt:	1937	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:	G15	Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL:	STD			Phys Cond:	GD - Good		18. %	Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	7	3	M								
Sec Int Wall:		%		Economic:				Additions:													
Partition:	T - Typical			Special:				Kitchen:													
Prim Floors:	3 - Hardwood			Override:				Baths:													
Sec Floors:	4 - Carpet		50 %	Total:		18.6 %		Plumbing:													
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:													
Subfloor:				Basic \$ / SQ:	135.00			Heating:													
Bsmnt Gar:				Size Adj.:	1.27649164			General:													
Electric:	3 - Typical			Const Adj.:	0.99495000			<b>COMPARABLE SALES</b>				<b>SUB AREA</b>									
Insulation:	2 - Typical			Adj \$ / SQ:	171.456			Rate	Parcel ID	Typ	Date	Sale Price		<b>SUB AREA DETAIL</b>							
Int vs Ext:	S			Other Features:	92000																
Heat Fuel:	2 - Gas			Grade Factor:	1.00																
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.00000000																
# Heat Sys:	1			NBHD Mod:																	
% Heated:	100	% AC:		LUC Factor:	1.00																
Solar HW:	NO	Central Vac:	NO	Adj Total:	485735																
% Com Wall:		% Sprinkled:		Depreciation:	90347																
				Depreciated Total:	395388																
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:													
Make:																					
Model:																					
Serial #:																					
Year:																					
Color:																					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 156.0-0004-0006.0								<b>IMAGE</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:				Total Special Features:				Total:												